



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

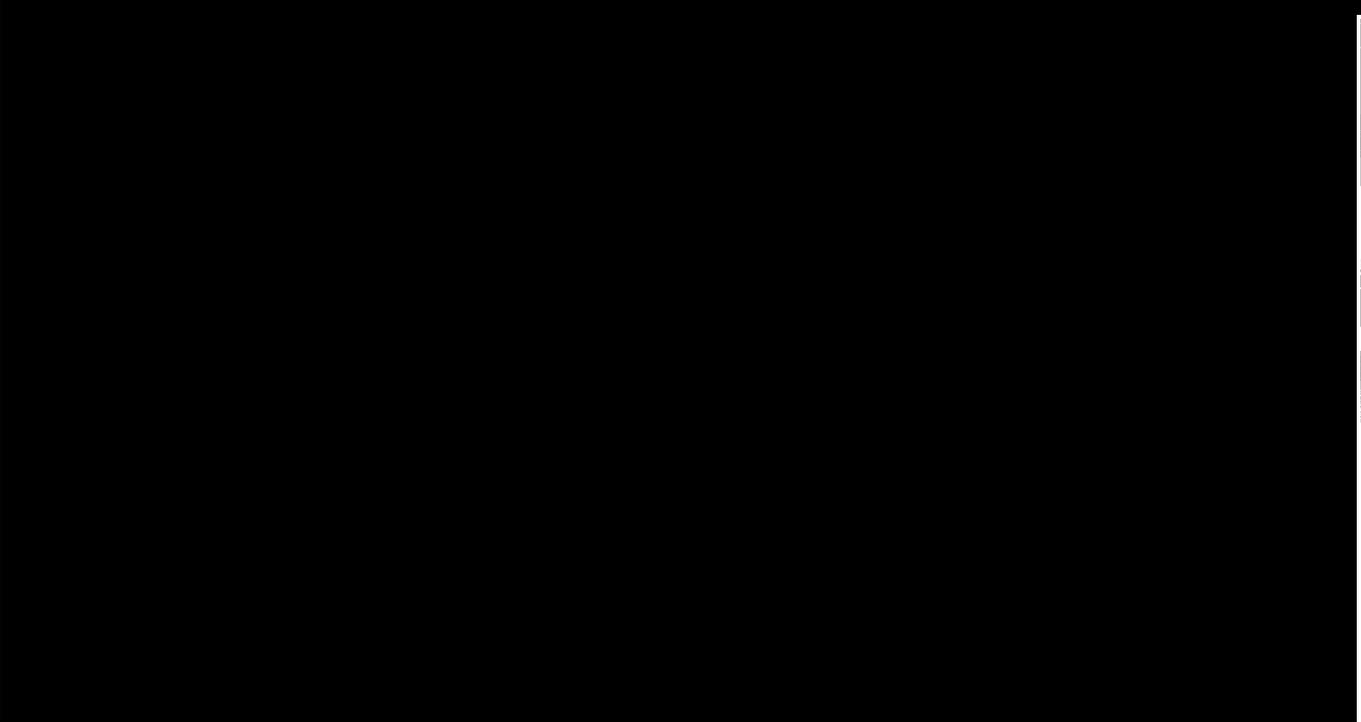
Project Information

PROJECT ADDRESS 2.20 West Main Street
ASSESSOR'S PARCEL NUMBER: 044 - 007 - 003 AREA OF PROPERTY (ACRES OR SQUARE FEET): 0.8169 Ac.
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD _____ Downtown _____
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I
DESCRIBE THE PROJECT Request New commercial building on a vacant parcel

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request
APPLICANT Nachhatar Singh PHONENO. (209)735-2121

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: _____ DATE RECEIVED: _____
CASH _____ OR CHECK NO. _____ / \$ _____ CHECKED BY: _____
PC HEARING DATE: _____ CC HEARING DATE: _____
PLANNER'S NOTES: _____

APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: VIP Race in - Turlock

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

Construction of a new building on a vacant lot. The building will include a drive thru car wash, Togo's restaurant and two small retail kiosks. The site will also include a small fueling station, an auto detailing area for vacuuming and a trash enclosure.

PROJECT SITE INFORMATION:

Property Address or Location: 2120 West Main Street

Property Assessor's Parcel Number: 044-007-003

Property Dimensions: 128.5' x 294.4'

Property Area: Square Footage 37,832 Acreage 0.819

Site Land Use: Undeveloped/Vacant Developed

If developed, give building(s) square footage

LAND USE DESIGNATIONS:

ZONING: Current: CC
 Proposed (If applicable): _____
 GENERAL PLAN Current: Community Commercial
 Proposed (If applicable) _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)

North CC - Commercial
 South I - Industrial
 East CC - Commercial
 West CC - ~~I~~ Commercial

PROJECT CHARACTERISTICS
Site Conditions

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable)

Site is relatively flat with no plants or trees.

Are there any trees, bushes or shrubs on the project site? No If yes, are any to be removed? _____
 If yes to above, please attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns? Yes If yes, please explain:
Drainage to be affected based on preliminary utility plan.

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) none

Proposed Use of Existing Structure(s) _____

Are any structures to be moved or demolished? no If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? _____ If yes, contract number: _____

If yes, has a Notice of Nonrenewal been filed? _____ If yes, date filed: _____

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site? no If yes, please describe and provide a copy of the recorded easement. _____

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

none

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 4,884

Building height in feet (measured from ground to highest point): 21'9"

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):

Project site coverage:	Building Coverage:	<u>4,884</u>	Sq.Ft.	<u>13</u>	%
	Landscaped Area:	<u>5,903</u>	Sq.Ft.	<u>16</u>	%
	Paved Surface Area:	<u>27,045</u>	Sq.Ft.	<u>71</u>	%
	Total:	<u>37,832</u>	Sq.Ft.		100%

Exterior building materials: See elevations

Exterior building colors: See elevations

Roof materials: See elevations

Total number of Off-street parking spaces provided: 8
 (If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: T130 by electrical engineer

Parking: "

Estimated Construction Starting Date May 2018 Estimated Completion Date Dec 2018

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:

Residential Projects
 (As applicable to proposal)

Total Lots _____ Total Dwelling Units _____ Total Acreage _____

Net Density/Acre _____ Gross Density/Acre _____

Will the project include affordable or senior housing provisions? _____ If yes, please describe:

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+ Bedroom				

Commercial, Industrial, Manufacturing, or Other Project
(As applicable to proposal)

Type of use(s) A-2, B, M + S-2

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: 7 days 8am - 9pm

Total occupancy/capacity of building(s): _____

Total number of fixed seats: _____ Total number of employees: around 12 / 4 per shift

Anticipated number of employees per shift: 4

Square footage of:

Office area _____

Warehouse area _____

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: 7

Other occupants (If Applicable) _____

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): _____

List any permits or approvals required for the project by state or federal agencies:

Encroachment permit, Building permit, Health department

PROJECT IMPACTS

(Please compute each specific impact issue per the following criteria)

TRAFFIC

<u>Land Use</u>	<u>Weekday Trip End Generation Rates (100%Occ.)</u>
Single Family	10.0 trips/dwelling unit
Patio Homes/Townhomes	7.9 trips/dwelling unit
Condominiums	5.1 trips/dwelling unit
Apartments	6.0 trips/dwelling unit
Mobile Homes	5.4 trips/dwelling unit
Retirement Communities	3.3 trips/dwelling unit
Motel/Hotel	11 trips/room
Fast-Food Restaurant	553.0 trips/1,000 s.f. bldg. area
Retail Commercial	51.3 trips/1,000 s.f. bldg. area
Shopping Center	115 trips/1,000 s.f. bldg. area
Sit-Down Restaurant	56 trips/1,000 s.f. bldg. area
General Office	12.3 trips/1,000 s.f. bldg. area
Medical Office	75 trips/1,000 s.f. bldg. area
Institutions (Schools/Churches)	1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area
Industrial Plant <500,000 s.f.	7.3 trips/1,000 s.f. bldg. area or 3.8 emp.
Industrial Warehouse	5.0 trips/1,000 s.f. bldg. area or 4.2 emp.

Projected Vehicle Trips/Day (using table above): _____

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? West Main Street, Walnut Road, Kilroy Road,
Highway 99

Distance from project? < 1 mile

Amount of off-street parking provided: As space is

If new paved surfaces are involved, describe them and give amount of square feet involved:

± 27,045 sf new paving for carwash, parking, auto detailing
area, fueling ~~and~~ station

WATER

Land Use

Single-Family Residential
Multi-Family Residential
Offices
Retail Commercial
Service Commercial/Industrial

Estimated Water Consumption Rates (gal/day)

800 gallons/day
800/3 bd unit; 533/2 bd unit; 267/1 bd unit
100 gallons/day/1,000 s.f. floor area
100 gallons/day/1,000 s.f. floor area
Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

* Car-wash water will
be recycled & reused.
* Restaurant basic needs
sink, toilet, 3 compartment sink

Estimated gallons per day (using information above): _____

Source of Water: City of Tipton

SEWAGE

Land Use

Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial

Estimated Sewage Generation Rates (gal/day)

300 gallons/day/unit
200 gallons/day/unit or 100 gallons/day/resident
100 gallons/day/1,000 s.f. floor area
100 gallons/day/1,000 s.f. floor area
Variable-[Please describe the sewage requirements for any industrial uses in your project.]
(General projection= 2,500 gallons/day/acre)

Estimate the amount (gallons/day) sewage to be generated (using information above):

100 gallons

Describe the type of sewage to be generated: Human waste.

Will any special or unique sewage wastes be generated by this development?

NO

SOLID WASTE

Land Use

Single-Family Residential
Multi-Family Residential
Commercial
Industrial

Estimated Solid Waste Generation (lb/day)

10.96 lbs./day/res.
7.37 lbs./day/unit
50 lbs./500 s.f. floor area
Variable-[Please describe the projected solid waste to be generated by your project.]

general boxes from supplies

Type: Commercial Amount: 150 lbs

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

Total Volume of all Building(s) to be Demolished 0

Max Daily Volume of Building(s) to be Demolished 0

Total Acreage to be Graded _____

Amount of Soil to Import/Export? _____

HAZARDOUS WASTE AND SUBSTANCE SITES LIST DISCLOSURE
PURSUANT TO
CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f)

“(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65943...”

Note: You must contact Stanislaus County Environmental Resources at (209) 525-6700; AND either:
1) Contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on all of the following online databases:

EPA RCRA: <https://www3.epa.gov/enviro/facts/rcrainfo/search.html>

NEPAssist: <http://www.epa.gov/compliance/nepa/nepassist-mapping.html>

California DTSC Envirostor: www.envirostor.dtsc.ca.gov/public

California Geotracker: <http://geotracker.waterboards.ca.gov/>

to determine whether there are any known or potential hazards on the property.

I HEREBY CERTIFY THAT:

_____ THE PROJECT ***IS LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:

Regulatory ID Number: _____

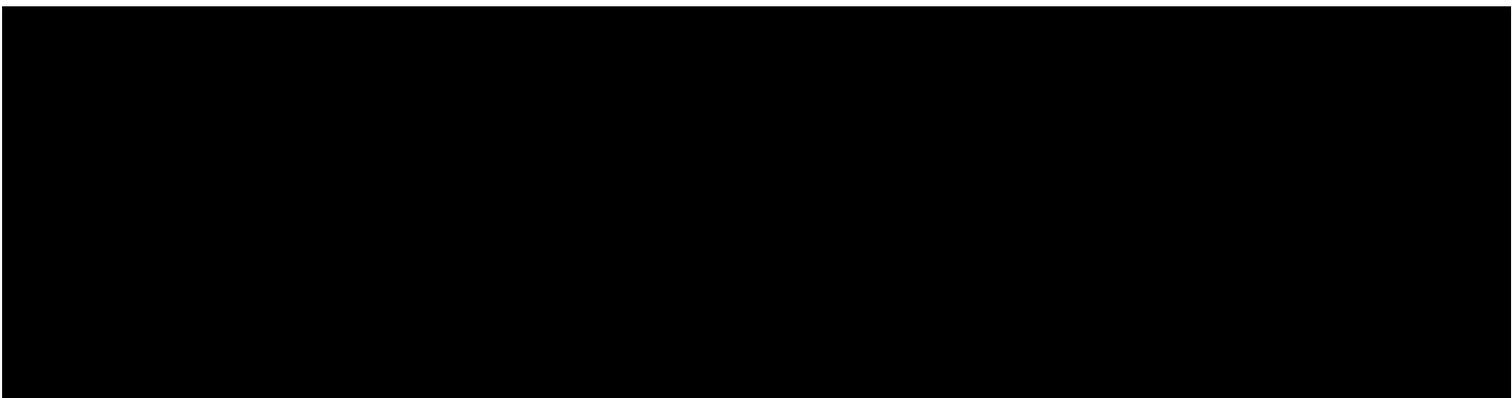
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

_____ THE PROJECT ***IS NOT LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).

I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

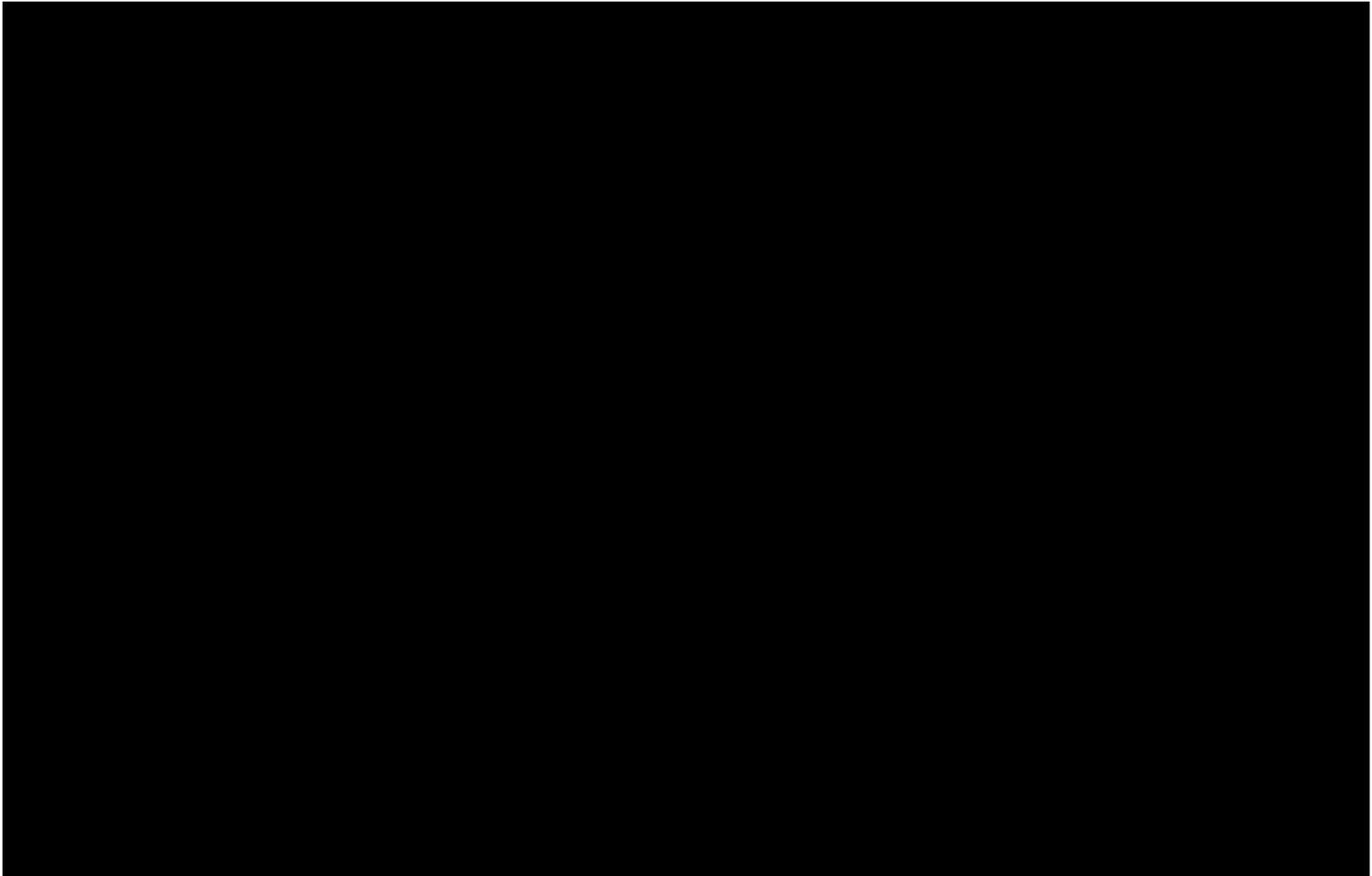


PROPERTY OWNER/APPLICANT SIGNATURE:

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form including:

1. the Hazardous Waste and Substance Sites List Disclosure Pursuant to California Government Code Section 65962.5(f) on page 22;
2. the Acknowledgments/Authorizations/Waivers starting on page 24; and
3. the Indemnification on page 26; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 27.

Property Owner(s): (Attach additional sheets. as necessary)



TO: City of Turlock Development Services Department

APPLICANT: Nachhatar Singh

PROJECT NAME: VP rare fuelc / Turlok

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney's fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

CERTIFICATION OF POSTING

I, Nachhatar Singh say that I posted a true copy of the required on-site sign,

“NOTICE OF PLANNING PERMIT APPLICATION”

for application _____

on the subject property located at: _____ Turlock, CA

at _____ AM / PM on _____
Time Date

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 200 ____.

